



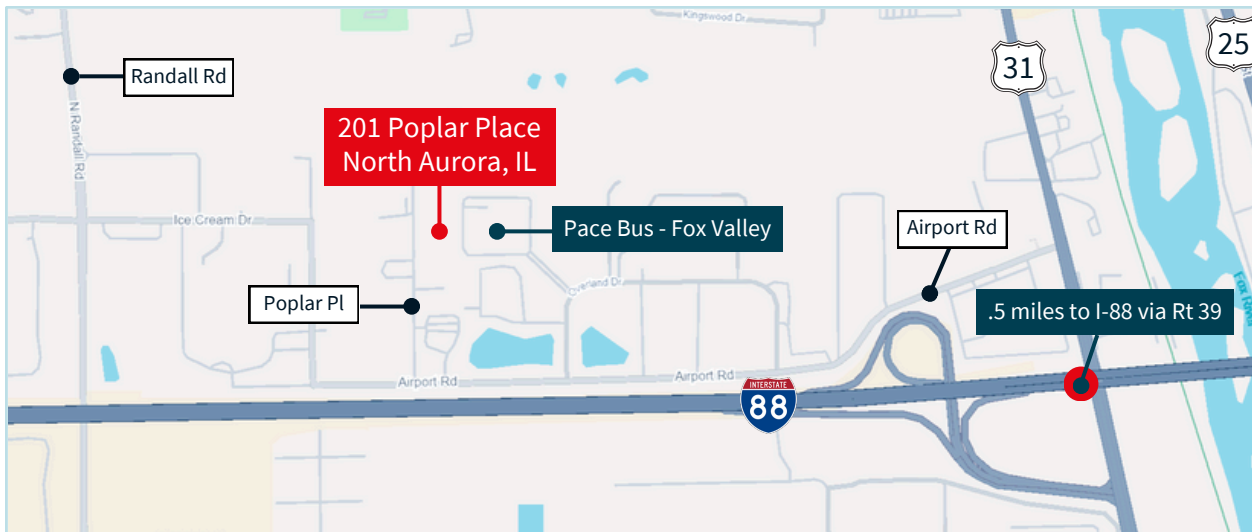
# For sale or lease

201 Poplar Place | North Aurora, IL 60542

 **JLL** SEE A BRIGHTER WAY

Jones Lang LaSalle Midwest, LLC

# 201 Poplar Place | North Aurora, IL 60542



## Building Specifications

<b>Building:</b>	11,500 sf
<b>Office:</b>	1,150 sf
<b>Site:</b>	1.0 ac
<b>Clear height:</b>	16' clear
<b>Loading:</b>	Two (2) drive-in doors (12 ft x 14 ft)
<b>Auto stalls:</b>	24 (expandable)
<b>Year built:</b>	1991
<b>RE taxes:</b>	\$21,655.76 (2023)
<b>Lease rate:</b>	Subject to offer
<b>Sale price:</b>	Subject to offer

## Highlights

**Building:** Resurfaced floors, newly painted ceilings and walls, new LED lighting, new paint booth, exhaust fans, radiant heat

**Office:** Newly renovated, new HVAC

**Location:** Less than .5 miles to the I-88 on-ramp at Route 31

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